

CITY of WILMINGTON North Carolina

P.O. BOX 1810
28402

OFFICE OF THE CITY MANAGER
(910) 341-7810
FAX (910) 341-5839
TDD (910) 341-7873

10/17/2007

City Council
City Hall
Wilmington, North Carolina 28401

Dear Mayor and Councilmembers:

Attached for your consideration is a Resolution expressing intent to lease Building C, located at the 10th and Fanning Streets site, and intent to convey personal property to the 23rd Psalms Boxing Academy.

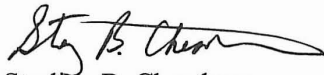
The Parks, Recreation and Downtown Services Division has made the decision to discontinue direct operation of the City's boxing program. The 23rd Psalms Boxing Academy is a non-profit organization offering boxing programs for youth and adults. The organization is currently located at 911 N. 3rd Street and is currently operating close to capacity. They have expressed the need for a larger facility to serve existing program participants as well as participants previously served through the City's competitive boxing program. The organization requests that the City enter into a one-year trial lease for the use of City owned, Building C at the 10th and Fanning site. In addition the organization would like to request the surplus equipment that was used by the City's competitive boxing program which includes: boxing ring; surplus heavy bags, double end bags, upper cut bags; competition gloves; and protective gear.

The 23rd Psalms Boxing Academy has also identified cost estimates for bringing Building C up to code at approximately \$20,000. It is requested that this organization be approved to receive a deferred forgivable loan in the amount of \$20,000 from the City's Public Facilities Revolving Loan Fund (Community Development Block Grant). A copy of the business plan is attached for your review.

This request is consistent with the August 16, 2005 resolution *supporting the commitment to improve our neighborhoods by strategically adding resources to our neighborhoods* , the HUD approved Neighborhood Revitalization Strategy Area, and the Vibrant Neighborhoods focus area of the City's Strategic Plan.

Passage of the attached Resolution is recommended.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sterling B. Cheatham", with a long horizontal flourish extending to the right.

Sterling B. Cheatham
City Manager

Resolution



City Council
City of Wilmington
North Carolina

Introduced By: Sterling B. Cheatham, City Manager

Date: 10/17/2007

**Resolution Expressing Intent to Lease a Building Located at 10th and
Fanning Streets and Convey Personal Property to the 23rd Psalms Boxing
Academy**

LEGISLATIVE INTENT/PURPOSE:

The City of Wilmington is the owner of a tract of land located at 10th and Fanning Streets (the "Property").

On August 16, 2005, City Council adopted a Resolution Supporting the Commitment to Improve our Neighborhoods by Strategically Adding Resources to our neighborhoods.

Said Resolution directs the City Manager to continue collaboration with the Northside community on a resource center in that area as noted in the Northside Plan.

The City has previously leased a portion of the property to the Cape Fear Area Resources Center, Inc. for use for schools, youth and adult skills training and community services for low and moderate income persons including social services, cultural arts centers, assembly halls, medical offices, recreational facilities and associated business services.

The City of Wilmington, Parks, Recreation, and Downtown Services Division has made the decision to discontinue direct delivery of the City's Boxing Program.

The 23rd Psalms Boxing Academy is a non-profit organization offering boxing programs for youth for the purposes of educating youth in the community and teaching them life skills.

The provision of recreation, education and life skills training are public purposes, and the City is authorized to lease or convey real and personal property to entities that carry out public purposes.

The 23rd Psalms Boxing Academy has reached capacity at its existing location and is in need of a larger facility and additional boxing equipment.

Building "C" located on the property is not needed by the City and is available for lease to 23rd Psalms Boxing Academy along with an area for parking.

THEREFORE, BE IT RESOLVED:

THAT, the Wilmington City Council hereby expresses its intent to lease to the 23rd Psalms Boxing Academy for a trial period of one year, Building C, located on the property along with an area for parking for the delivery of a boxing program; and

THAT, the Wilmington City Council hereby expresses its intent to convey surplus boxing equipment to the Academy to include a boxing ring, surplus heavy bags, double end bags, upper cut bags, competition gloves, and protective gear; and

THAT, the Wilmington City Council hereby approves a deferred forgivable loan in the amount of \$20,000 from the Public Facilities Revolving Loan Fund to be used for renovation of Building C; and

THAT, the proposed lease of Building "C" and conveyance of personal property shall be advertised for consideration at the City Council meeting on November 6, 2007.

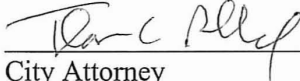
Bill Saffo, Mayor

Adopted at a _____ meeting
on _____, 2007.

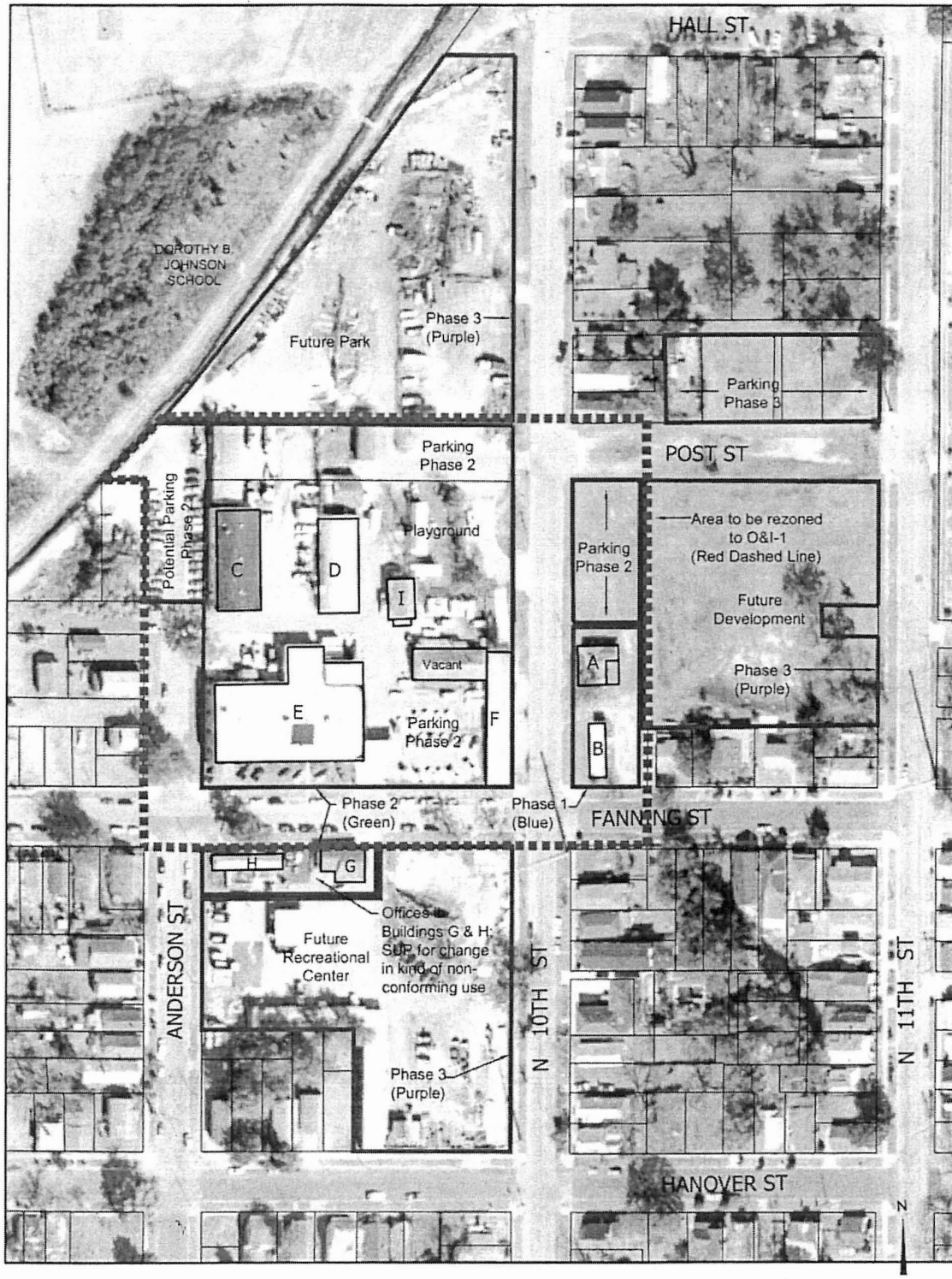
ATTEST:

City Clerk

APPROVED AS TO FORM:



City Attorney



14 33 PM, panter

**23RD PSALM BOXING ACADEMY
BUSINESS PLAN**

STATEMENT OF PURPOSE

This business plan will show the organizational structure of the 23rd Psalm Boxing Academy and its ability to be successful at its own operation center.

MISSION STATEMENT

The mission of the 23rd Psalm Boxing Academy is to educate interested youth and adults on the discipline, diversity and life skills associated with the art of boxing. The result will be more responsible, respectful and involved individuals lessening the relative crime rate within the service area.

Our program serves a generally underserved segment of the population, youth age 12 to 20 years old. We serve a diverse group of individuals spanning many races and economic groups

ORGANIZATION

The 23rd Psalm Boxing Academy is a non-profit 501(c)(3) organization founded in February of 2006. The organization has had assistance in terms of sponsorships, donations and volunteers to help the twenty youth currently in the program. The Center is located at 911½ North 3rd Street and is open Monday to Friday from 4:00 PM to 9:00 PM and on Saturdays.

At our current location, the number of youth is close to maximum capacity. A larger center will allow the 23rd Psalm Boxing Academy to expand and better serve our current participants while accepting the City's boxing program participants into the center thus reducing a duplication of services.

We are aware that there are numerous after school programs offering wonderful programs to the community. The 23rd Psalm Boxing Academy considers its programs special due to its ability to serve a generally underserved population, youth age 12 to 20. The Center serves a diverse group of individuals spanning many races and economic groups. A strong volunteer core consisting of Certified USA Boxing trainers currently serve our program. In addition, we have forged relationships with law enforcement and educational based groups who are willing to assist us with our goal to develop well rounded individuals with established life skills.

PROGRAM REQUIREMENTS

The youth in our Center are expected to maintain a minimum GPA of 2.0 in order to be eligible to participate in the boxing program. Participants are required to workout at least four times a week. They are also expected to participate in fundraisers and community events, attending at least one per month. Overall the youth are required to adhere to all rules governing the program while keeping in mind that they represent the Center to the outside community. Participants are

also expected to be respectful to the staff, their teachers at school and adults. The staff will also challenge the youth to be a positive role model at all times, not just at the Center.

GOALS

- **Education:**

The staff of the Boxing Center will work with the parents of the youth in order to be authorized to work with the school, teachers and counselors in an effort to encourage the participants to achieve acceptable grades and appropriate conduct in the classroom.

- **Tutoring Program:**

The center will offer a tutoring program for the coming school year. This program is a vital part of our mission statement that requires participants in the program maintain a minimum of a 2.0 GPA in order to continue in the program. Thus, we plan to help them achieve and maintain this goal.

- **Life Skills:**

The staff believes that through boxing, we can teach the youth important skills such as discipline, respect, team work, how to control their anger, and most importantly, is that it takes hard work to train just as it takes hard work to be successful in life.

- **Diversity:**

The 23rd Psalm Boxing Academy is made up of a diverse group of individuals. Staff intends to teach each of the participants how to overcome the differences in culture and how to work together and to respect each other for their unique qualities.

FACILITY AND EQUIPMENT NEEDS

The 23rd Psalm Boxing Academy is requesting the following from the City:

Request to lease Building C at the 10th Street and Fanning Street property at a cost of \$1.00 per year. Equipment to include:

- Heavy bags
- Double end bags
- Upper cut bags
- Ring
- Competition gloves and head gear
- Practice gloves

Other miscellaneous boxing equipment not specifically named but used in the City's boxing program.

MANAGEMENT AND PERSONNEL

President: William Verreen

William has served as a City of Wilmington employee for eight years with three of these years as a firefighter. He has also coached Pop-Warner football for seven years and basketball for three years at the Community Boys and Girls Club.

Vice-President: Deryll McCaskill

Deryll works for DOT and is a state certified welder and certificated HVAC technician. He is a Certified USA Amateur Boxing Official and Coach along with experience as an amateur boxer for the US Navy. He served as a volunteer for approximately three years at the Sherriedale Morgan Boxing and Fitness Center.

Executive Director and Lead Trainer: Lyle Booker

Lyle is a former US Air Force member and is a retired Executive of the Chrysler Cooperative. He volunteered at the Sherriedale Morgan Boxing and Fitness Center as a coach and official for four years while serving as a certified USA Amateur Boxing Official for four years.

Assistant Lead Trainer: Sherriedale Morgan

Sherriedale is the retired Director of the City's Boxing and Fitness Center where he served for 31 years. Sherriedale is also a US Amateur Boxing Certified Official, Coach and Judge. He is also a retired US Army boxer and coach.

EXECUTIVE COMMITTEE

Chairman: William Verreen
2nd Chair: Deryll McCaskill
Board Secretary: Crystal Verreen
Finance Director: Kim McCaskill

VOLUNTEERS/STAFF

Executive Director: Lyle Booker

Comment [MSOffice1]: Executive Director can not be a member of the Board of Directors. The ED is hired by and reports to the Board.